



City of Riverside

Planning Commission

2,151st Meeting

Agenda - Final

3900 Main St.
Riverside, CA 92522
Planning Division
(951) 826-5371

City of Arts & Innovation

Meeting Date: Thursday, April 20, 2017
Publication Date: Friday, April 7, 2017

9:00 AM

Art Pick Council Chamber

MISSION STATEMENT

The City of Riverside is committed to providing high quality municipal services to ensure a safe, inclusive and livable community

PLEASE NOTE: The scheduled hearing times are approximate. No item will be heard before its scheduled time, but may be heard later in the meeting.

City Planning Commission action on all items may be appealed to the City Council within ten calendar days after the decision. Contact the Planning Division for further information.

The City of Riverside wishes to make all of its public meetings accessible to the public. Upon request, this agenda will be made available in appropriate alternative formats to persons with disabilities, as required by 42 U.S.C. §12132 of the Americans with Disabilities Act of 1990. Any person with a disability who requires a modification or accommodation in order to participate in a meeting should direct such request to the City's ADA Coordinator at (951) 826-5427 or TDD at (951) 826-5439 at least 72 hours before the meeting, if possible.

Materials related to an item on this Agenda submitted to the City Planning Commission after distribution of the agenda packet are available for public inspection in the Planning Division office during normal business hours.

PLEDGE OF ALLEGIANCE

PLANNING/ZONING MATTERS FROM THE AUDIENCE

This is the portion of the meeting specifically set aside to invite your comments on matters of interest to the Commission, including items on the Consent Calendar.

- 1 Public Comments: This portion of the agenda will be limited to a cumulative total of 15 minutes, with individual speakers limited to a maximum time limit of 3 minutes. Further discussion of any matter beyond 15 minutes will be continued to following the public hearing calendar or scheduled for a later agenda. If there is no one from the audience wishing to speak, the Commission will move to the next order of business.

9:00 A.M.--PUBLIC HEARINGS

This portion of the Planning Commission Agenda is for all matters where staff and public participation is anticipated. Individual audience participation is limited to 3 minutes.

- 2 PLANNING CASES - P16-0321 (CUP), P16-0324 (VR) & P17-0196 (VR): Proposal by Mark Rubin of Regional Properties, Inc to construct a 234,758 square-foot mixed-use development containing 165 dwelling units, 22,000 square foot multi-tenant commercial area, and 339 parking stalls on three parcels, totaling 1.20 acres, developed with a 21,643 square foot building and a surface parking lot. Entitlements for consideration include: 1) a Conditional Use Permit to permit the construction of a mixed-use development with a density greater than 60 dwelling units per acre, a Floor Area Ratio greater than 4.0, and a building height greater than 60 feet; and 2) Variances to allow fewer parking stalls than required by Code and a rear yard setback less than required by Code. The property is located at 3777 Mission Inn Avenue, on the northeast corner of Market Street and Mission Inn Avenue, in the DSP-RC-CR – Downtown Specific Plan – Raincross District – Cultural Resources (Mission Inn and Seventh Street Historic Districts) Overlay Zones, in Ward 1. The Planning Division of the Community & Economic Development Department found the project is in compliance with the adopted Fox Plaza EIR, certified by City Council on June 10, 2008. Contact Planner: Brian Norton, Senior Planner, (951) 826-2308, bnorton@riversideca.gov

Attachments: [Report](#)
[Exhibits 3-12](#)
[Presentation](#)

MISCELLANEOUS PLANNING AND ZONING ITEMS

- 3 Items for future agendas and update from City Planner.

MINUTES

- 4 The minutes of April 6, 2017 to be presented for approval.

Attachments: [Minutes 4-6-17](#)

ADJOURNMENT

Adjournment to the Thursday, May 4, 2017, meeting at 9:00 a.m. in the Art Pick Council Chamber.

** * * * **

*Art Pick Council Chamber
3900 Main Street
Riverside, CA 92522
Planning Division
951-826-5371*